



7 Slackbottom Road, Wibsey, Bradford, West Yorkshire, BD6 3RH
Offers In The Region Of £130,000

HAMILTON BOWER are delighted to offer FOR SALE this well presented TWO BEDROOM SEMI DETACHED in the heart of Wibsey village. The property has undergone many improvements in recent years and is available with NO ONWARD CHAIN.

A splendid two bedroom semi detached which would make the ideal first time buy or buy to let. The property has been upgraded over recent years and is now available with vacant possession. Benefits include a modern combi boiler, new flooring and decoration throughout, recently installed windows and door, electric oven and fridge freezer and there was a full roof replacement in 2021. Off road parking is available on the attractively finished gravel frontage. Ideally located in Wibsey with convenient access to the many local amenities, Primary Schools and transport links, internal viewing is essential to appreciate all that is on offer.

GROUND FLOOR

ENTRANCE

Central heating radiator.

OPEN PLAN LOUNGE/KITCHEN

Large open plan lounge/kitchen. The room has a central heating radiator, feature chimney breast and double glazed windows to both front and rear giving a light and spacious feel. The kitchen area has a range of fitted wall and base units with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include a fridge freezer, electric oven and a gas hob. Access to cellar.

CELLAR

Useful storage area.

FIRST FLOOR

LANDING

Storage cupboard and loft access.

BEDROOM ONE

Double bedroom with a central heating radiator and double glazed window to the front elevation.

BEDROOM TWO

To the rear elevation, a second bedroom with a double glazed window and central heating radiator.

BATHROOM

Fitted three piece bathroom suite in white comprising of a bath with shower over, W.c and hand wash basin. Double glazed window, heated towel rail and vinyl flooring.

EXTERNAL

The property has a generously sized gravel area at the front which provides a pleasant place to sit outside and space for off road parking for two vehicles.

COUNCIL TAX BAND - A

EPC RATING - D

